

Minutes**Bethel Township Zoning Commission****June 23, 2016 – 7:30 pm.****Regular Meeting****Township Meeting Room, 8735 S. Second Street – Brandt, Tipp City, Ohio****Zoning Commission Member(s) Present: Berbach, Furderer, Serra, Turner, Underwood****Member(s) not present: None****Staff Present: Caskey – Township Planning and Zoning**

Ms. Furderer called the meeting to order at 7:30 pm.

ZC and staff introduced themselves.

New Business

1. **Case ZA-01-16:** The applicant is seeking to split her 14.785-acre parcel zoned A-2 General Agriculture to one 3.154 parcel to be zoned R1-AAA and the remaining parcel to remain as A2 General Agriculture. The existing residence will be within the 3.154-acre parcel. The rezoning to be contingent upon the purchase of the remaining parcel by a contiguous property owner or the parcels remaining under the same ownership. The parcel in question is located at 4485 Scarff Road, New Carlisle Ohio, Miami County, Bethel Township, Town 2 Range 9, Sections NE ¼ - 6 and SE ¼ - 6. The property is identified as Miami County Parcel ID # A01-030200.

Mr. Caskey presented the staff report.

Mr. Caskey asked if there were any questions for him.

Mr. Underwood had two questions: will the parcels being joined be land-locked and would the ZC be involved in a rezoning request to join the parcels?

Mr. Caskey noted that the Bethel Township parcels are access through the Clark County parcels located on Addison-New Carlisle Road. No ZC meeting would be necessary to combine the parcels.

Additional discussion took place concerning the general intent of not having land-locked parcels.

Ms. Furderer: Any comments from those for the request?

Karen Hanson stated that staff presented the case accurately. The Storck family approached the commission to review and explain the parcel access using the plot drawings.

Ms. Furderer: Any comments from those against the request?

No public comments against the request.

Public discussion is closed.

Ms. Furderer: do we have any further discussion on this case?

Mr. Underwood stated that he was still concerned about the possibility that the Bethel Township parcel, once joined, could still be made land-locked with the sale of the Clark County parcel.

Ms. Furderer provided copies of the MLS listing for the residential part of the split noting that it was presented correctly.

Motion:

Ms. Turner moved to approve with the condition that the 11.631-acre parcel is legally combined with the contiguous parcel owned by the purchaser, the Storcks.

Mr. Serra seconds the motion.

VOTE:

Ms. Turner - Yes

Ms. Furderer - Yes

Mr. Berbach - Yes

Mr. Serra - Yes

Mr. Underwood - Yes

Case ZA-01-16 approved 5-0 with the condition stated.

2. **Case ZA-02-16:** The applicant is seeking to rezone his 10.3-acre parcel zoned A-2 General Agriculture to be zoned A-1 Domestic Agriculture. The parcel in question is located on Palmer Road, New Carlisle Ohio, Miami County, Bethel Township, in the southeast quarter of Town 2, Range 9 BTMRS, Section 1. The property is identified as Miami County Parcel ID # A01-020400.

Mr. Caskey presented the staff report.

Mr. Caskey asked if there were any questions for him.

Mr. Underwood had two questions, one regarding drainage tile and one regarding the easement for electric lines. Mr. McKinney noted that there is an easement for the electric lines and there is drainage tile in various places on the 10.3 acres.

Ms. Furderer: Any comments for against the request?

No public comments against the request.

Ms. Furderer: Any comments from those against the request?

No public comments against the request.

Public discussion is closed.

Ms. Furderer: do we have any further discussion on this case?

Motion:

Mr. Berbach moves to approve.

Ms. Turner seconds the motion.

VOTE:

Ms. Turner - Yes

Ms. Furderer - Yes

Mr. Berbach - Yes

Mr. Serra - Yes

Mr. Underwood - Yes

Case ZA-02-16 approved 5-0 as written.

Approval of January 2016 Minutes

Because of a technical difficulty, the minutes were unavailable.

Mr. Berbach moved to postpone the approval of minutes until the next ZC meeting and then approve March and June minutes.

Ms. Turner seconds the motion.

VOTE:

Ms. Turner - Yes

Ms. Furderer - Yes

Mr. Berbach - Yes

Mr. Serra - Yes

Mr. Underwood - Yes

Minutes approved 5-0

Staff Comments:

Mr. Caskey reported the following changes will take place on the zoning commission and the board of zoning appeals:

Mr. Caskey resigned to take the director of planning and zoning position as part of the Township staff. Mr. Underwood, as alternate, filled that seat for this meeting.

Mr. Underwood has requested to remain as an alternate.

Ms. Julie Reese asked to move from the BZA to the ZC as a full member. This was approved. She will be sworn in for the ZC as soon as convenient.

Mr. Jeff Butt asked to move from alternate member of the BZA to standing member. This was approved. Mr. Butt is already sworn.

The ZC has five standing members and one alternate.

The BZA has five standing members and no alternate.

The Township will “advertise” for an alternate on the BZA through the Township newsletter, webpage, and Facebook page.

Mr. Caskey also thanked Bonnie McHenry for mentioning the Township webpage and Facebook page in her most recent article. This helps the Township communicate with residents.

Adjournment:

Motion by Mr. Berbach to adjourn.

Seconded by Ms. Turner.

VOTE:

Ms. Turner - Yes

Ms. Furderer - Yes

Mr. Berbach - Yes

Mr. Serra - Yes

Mr. Underwood - Yes

Motion approved 5-0

Meeting Adjourned